

A decorative graphic consisting of a light blue circle on the left and a horizontal bar extending across the top of the slide. The bar has a dark blue background on the left and a lighter blue background on the right. The text 'Home Depot Design Center' is written in white serif font across the bar.

# *Home Depot Design Center*

*Presentation to*  
City of Long Beach  
Planning Commission Study  
Session

May 19, 2005

# [Aerial Photo]



# [*Proposed Uses*]

- 16.7-acre parcel
  - Home Depot Design Center      139,529 sq. ft.
    - Including a 34,643 sq. ft. Garden Center
  - Restaurant      6,000 sq. ft.
  - Retail      12,000 sq. ft.
- Total      **157,529 sq. ft.**

# Site Plan

8' meandering  
sidewalk

Extensive  
landscaped  
setbacks

Min. 50' –  
60' +





# Site Plan



# [ Site Plan ]





# *Home Depot Design Center*

# Home Depot Design Center



- Store designed to attract interior design clientele – not a contractor oriented store

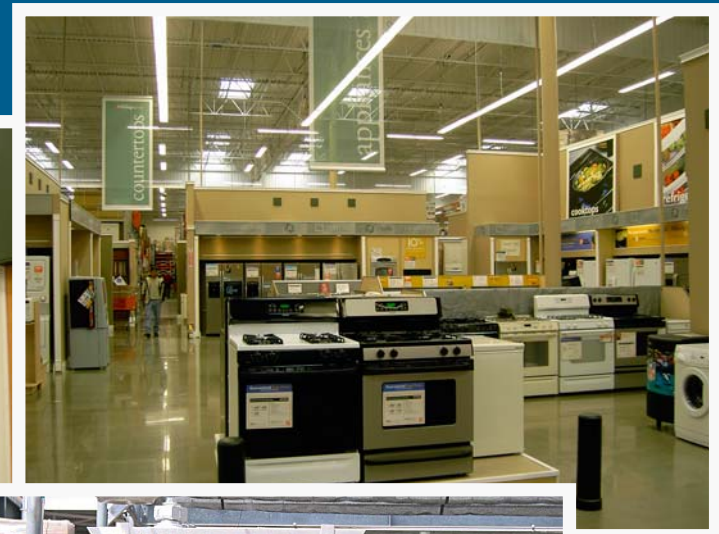


# Home Depot Design Center



- Alternative store layout, displays and design center staff located upfront to feature interior design products
  - “Stores” within the store
  - Neutral colors – no orange racks

# Home Depot Design Center





# Home Depot Design Center



# Home Depot Design Center





# *Enhances Unsightly Area*



- Development of this area will clean up an unsightly area
- Extensively landscaped project with rich architectural treatments

# [ *Community Amenities* ]



- Dining and neighborhood services provided by the neighborhood serving retail on the front of the project





# *Design Center Retail Shops*



# *Design Center Retail Shops*





# [ *Community Benefits* ]

- Increase in sales tax revenue to the city
  - \$2.5 million to General Fund in first 5 years
- Increase in property tax dollars to city/schools
- Substitutes high quality design center and neighborhood retail amenities for unsightly tank farm
- Meet local demand for a closer and more convenient home improvement design and garden center
  - Residents shopping at Home Depot will keep Long Beach sales tax dollars in Long Beach



*SEADIP*

# [*SEADIP*]

- SEADIP Provision: 30% Open Space Requirement
  - It is important to note that this is the FIRST project to be required to meet the 30% open space requirement due to previous projects in SEADIP using “creative” solutions and interpretations by former staff at the city
  - Team spent last year working with staff to identify solution and has gone to great lengths to identify one

# [SEADIP]

Solution: Upon approval, the Home Depot Design Center will acquire the vacant parcel adjacent to 7<sup>th</sup> Street and Kettering School



## Benefits:

- Provide link to existing trail and park along Los Cerritos Channel
- Landscape buffer between 7<sup>th</sup> Street and Kettering
- Enhances entry to the city





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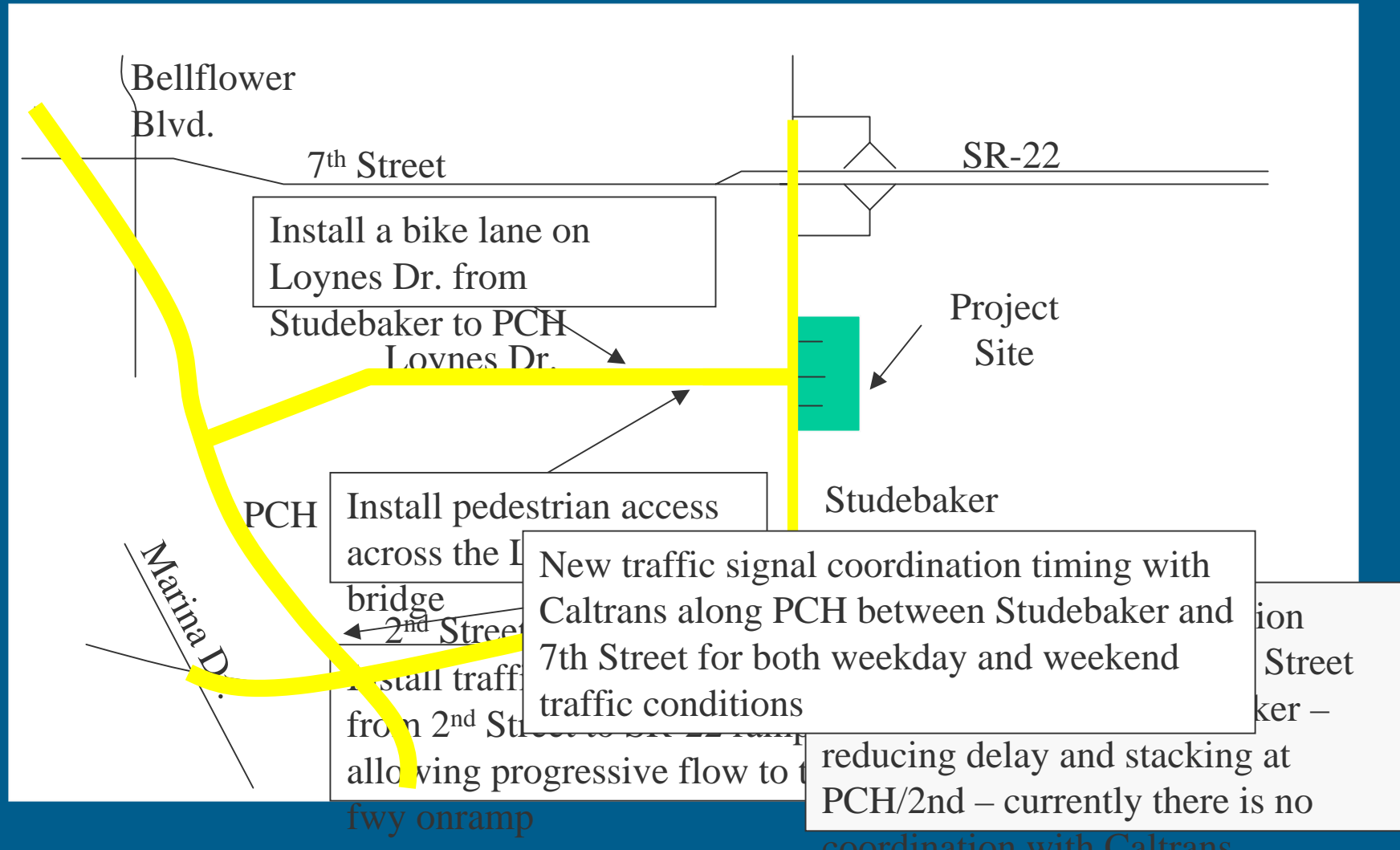
*Traffic*

]

# [Traffic]

- More than \$1 million in traffic improvements will be made in the project area
- Project traffic improvements will improve circulation and pedestrian and bicycle access in the area
- The project addresses existing traffic problems and provides improvements beyond required mitigation measures
- Traffic report in the EIR is conservative
  - Improvements to operational efficiency of key intersections

# Traffic Project Design Features





*Team Depot*





# [*Team Depot*]



- Home Depot will support the Long Beach community through its associate volunteer program, Team Depot
- Each year, Team Depot associates give millions of hours nationwide to help the communities where they live and work

# *Team Depot*



- Home Depot has been active in the Long Beach community, having been a partner of South Bay Habitat for many years

# [*Team Depot*]



city of  
**longbeach** CA



- Home Depot has partnered with the City of Long Beach Parks and Recreation Department and the Los Angeles Angels of Anaheim to refurbish and enhance a baseball field for local use in 2005

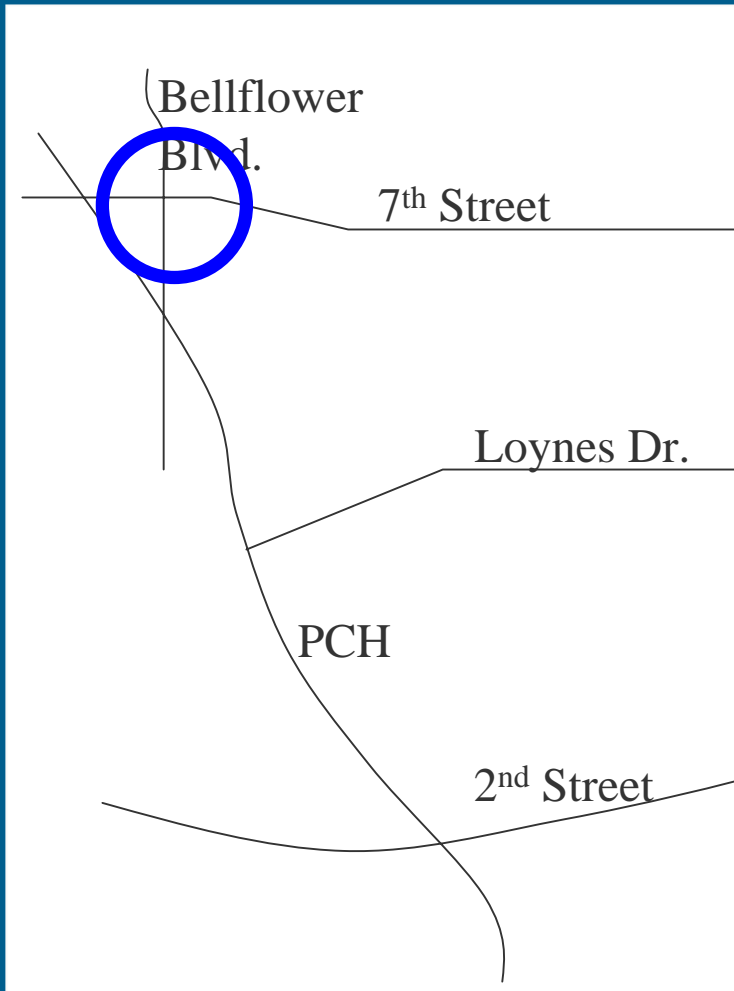
A decorative graphic consisting of a light blue circle on the left and a horizontal bar extending across the top of the slide. The bar has a gradient from light blue on the left to a darker blue on the right. The text 'Home Depot Design Center' is written in a white, italicized serif font across the bar. Large, thin, light blue square brackets are positioned on either side of the text.

# *Home Depot Design Center*

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May 19, 2005

# Traffic



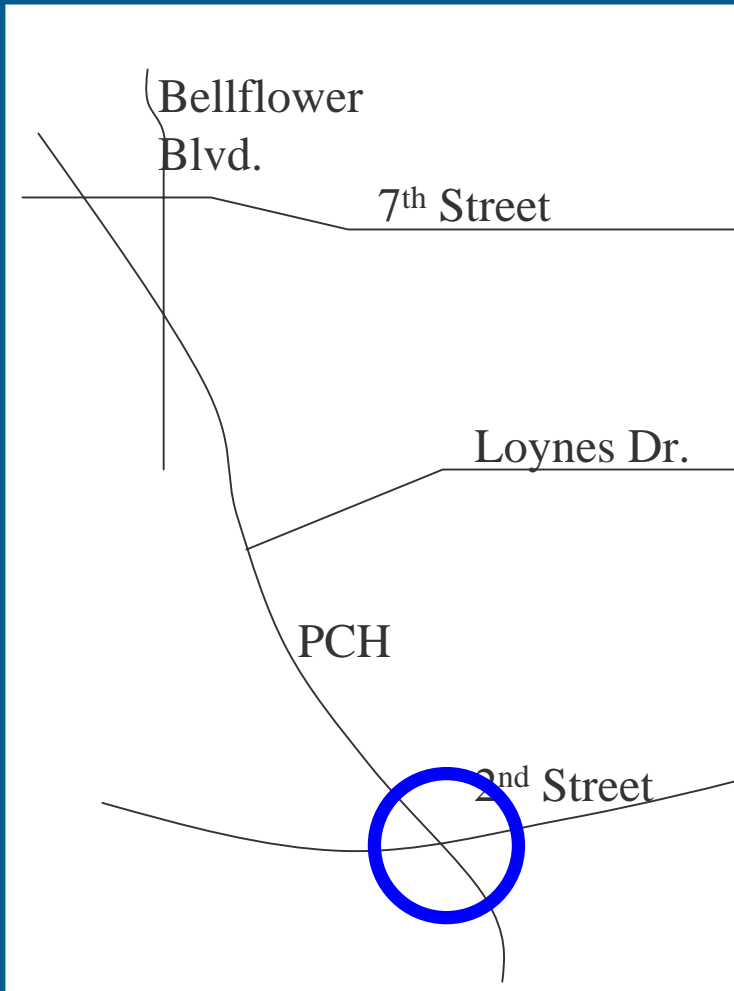
- **PCH/7<sup>th</sup> Street - weekend**
  - Due to right-of-way constraints, there are no feasible improvements
- **Impact: Significant**
- Traffic signal coordination timing with Caltrans will improve operational efficiency (currently there is no coordination on the weekends) – however this is not quantified in the EIR, an improvement of 3% – 5% can

be expected, this is not to scale

Not To Scale



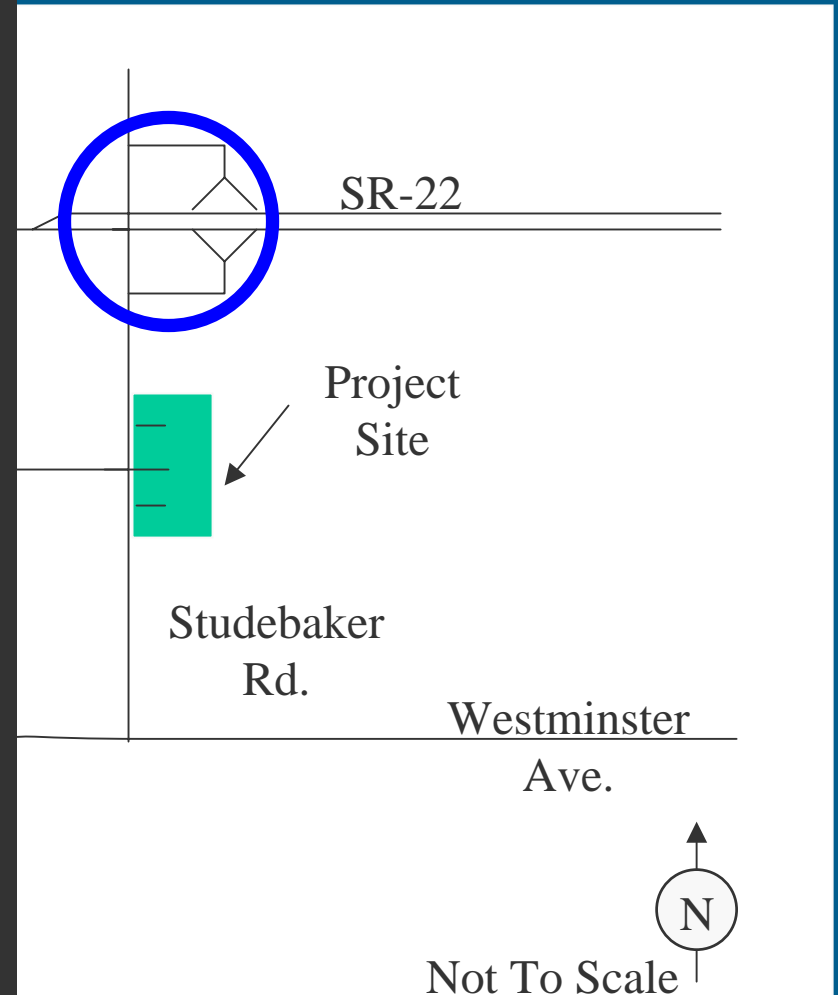
# Traffic



- **PCH/2<sup>nd</sup> Street - weekend**
  - Due to right-of-way constraints, there are no feasible improvements
- **Impact: Significant**
- **Traffic signal coordination timing with Caltrans will improve operational efficiency (currently there is no coordination on the weekends) – however this is not quantified in the EIR, an improvement of 3% – 5% can be expected, thus**

# Traffic

- **Studebaker/SR-22 westbound ramps - weekday**
  - “Caltrans has no plans to improve this facility...there are no feasible improvements at this location...” -EIR, p. 4.11-20
- **Impact: Significant**
- **Traffic signal coordination timing with Caltrans will improve operational efficiency – however this is not quantified in the EIR, an improvement of 3% – 5% can be expected, thus mitigating impact**



# [*Schedule*]

- EIR released for 45-day public review and comment May 2<sup>nd</sup>
- Planning Commission Study Session May 19<sup>th</sup>
- Planning Commission Hearing June
- City Council (if appealed) Aug/Sept

The EIR is available on the City's Web site:

<http://www.ci.long-beach.ca.us/plan/pb/epd/er.asp>

Or, at the Long Beach Library, Main Branch, 101 Pacific Ave.

# Site Plan



# [ Site Plan ]



NORTH ELEVATION



# [ *Current Entitlements* ]

- Property is zoned General Industrial (IG)
- The City's General Plan designates the property as Land Use District No. 7, Mixed Use
  - “Careful and synergistic blending of different types of land uses to vitalize an area and to support urban structure”
- Property is located within Subarea 19 of Southeast Area Development and Improvement Plan (SEADIP)





# *Environmental Impact Report*

# *Environmental Impact Report*

- The City has released the EIR for the 45-day public review and comment period
  - Comment period closes June 15<sup>th</sup>
- City contracts with a third-party company to prepare the report and oversees the process
  - Project proponent pays for the study, not the taxpayers
- Neither the landowner nor Home Depot has any influence over the EIR and how it is prepared
- EIR is prepared per California Environmental Quality Act guidelines

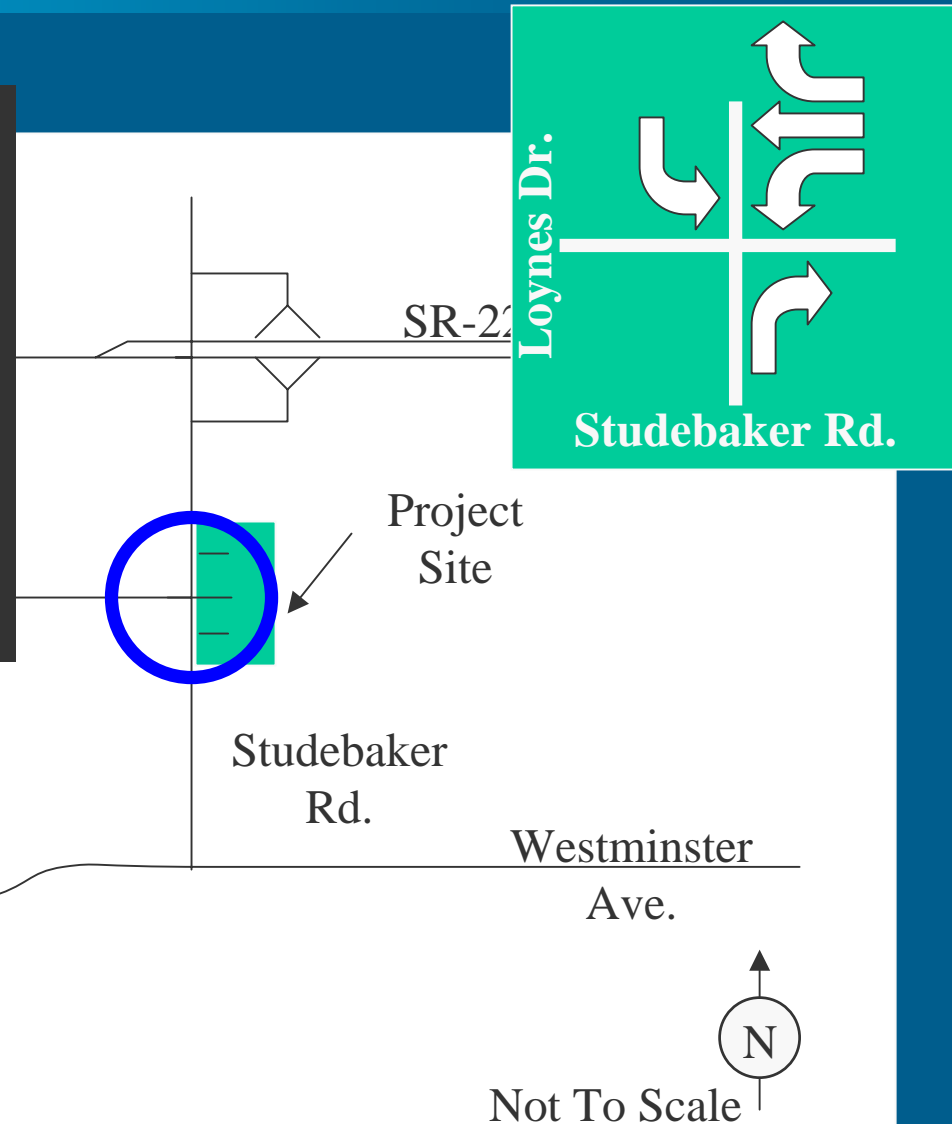
# [Traffic]

## ■ Project Entry - weekday

- Westbound left-turn lane, through-lane, right-turn lane
- Northbound right-turn lane

- Southbound left-turn lane

Impact: less than  
significant

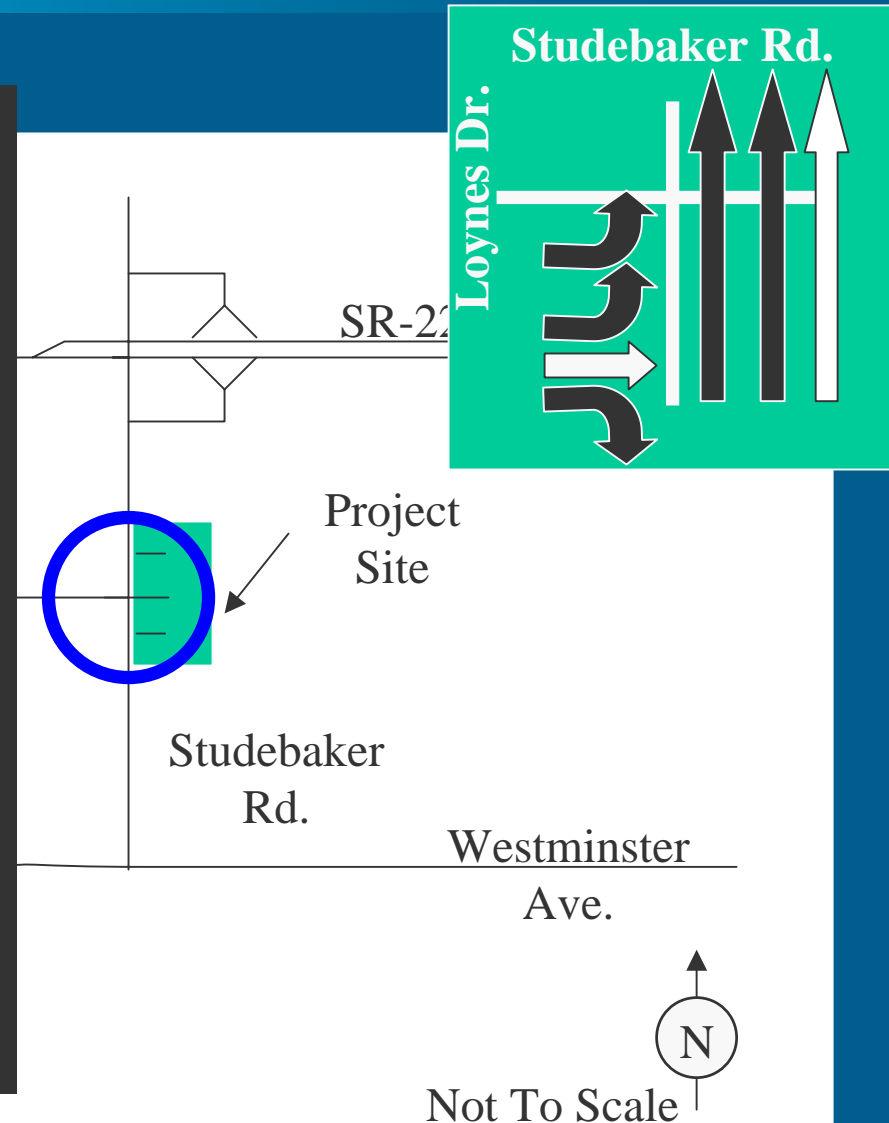


# Traffic

## ■ Studebaker/Loynes – weekday

- Convert eastbound right-turn lane to an eastbound through lane
- Change traffic signal phasing for northbound and southbound left-turn movements to protected-permissive turn movements
- Restripe northbound Studebaker Road b/w the south driveway and the SR 22 eastbound ramps to provide

three through lanes



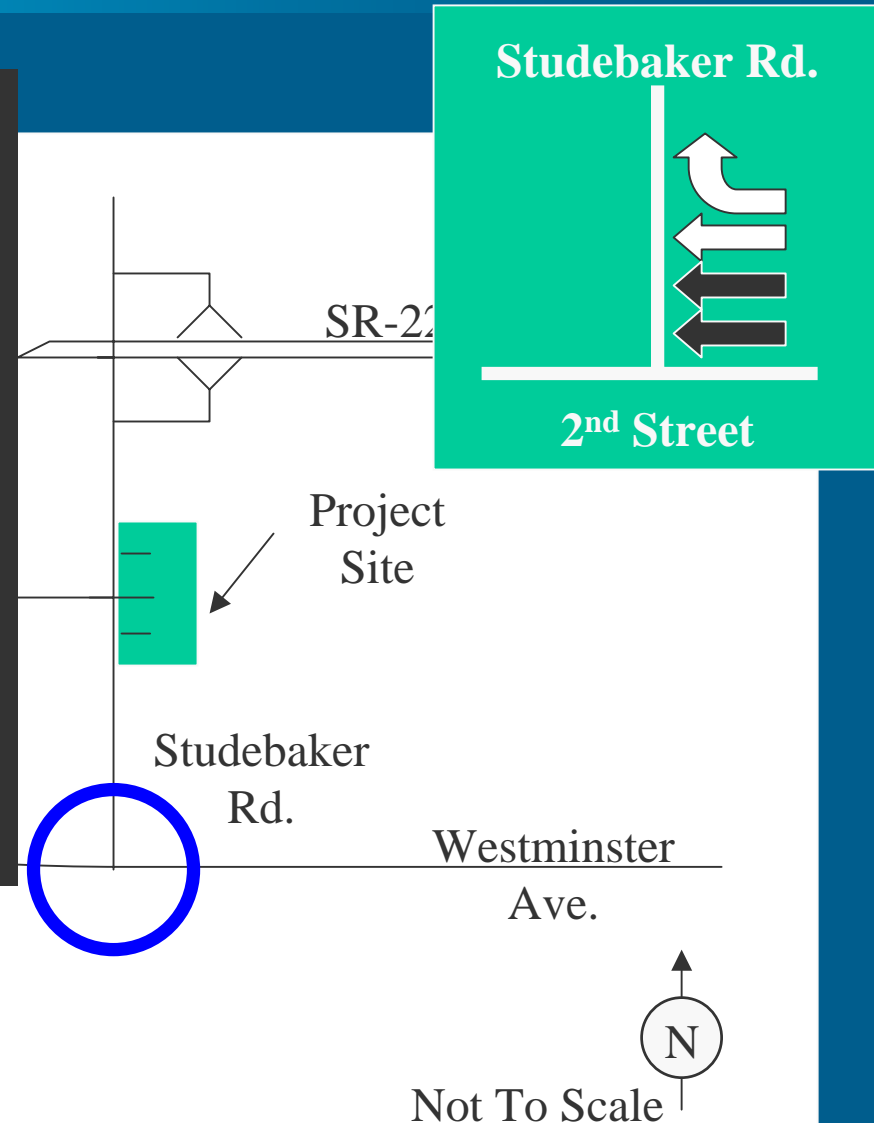


# Traffic

- **Studebaker Road/2<sup>nd</sup> Street – weekday/ weekend**
  - Convert existing westbound right-turn lane into a through lane
  - Construct an exclusive westbound right-turn lane
- **Impact: Less than**

significant

2<sup>nd</sup> Street



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*Air Quality*

]

# [*Air Quality*]

- The Basin is at a non-attainment status year round, and all projects subject to environmental review require a statement of overriding consideration on air quality
- “Because of the conservative nature of the thresholds in the Basinwide context of an individual project’s emissions, there is no direct correlation of a single project to localized health effects. One individual project having emissions exceeding a threshold does not necessarily result in adverse health effects for residents in the project vicinity.” – EIR, p. 4.2-30

# [*Air Quality*]

- “The potential for an individual project to significantly deteriorate regional air quality or contribute to a significant health risk is small, even if the emission thresholds are exceeded by the project. Because of the overall improvement trend on air quality in the air basin, it is unlikely the regional air quality or health risk would worsen from the current condition due to emissions from an individual project.” – EIR, p. 4.2-30





# *Hazardous Materials*

# *Hazardous Materials*

- At no time will any hazardous material be released on- or off-site. The EIR identifies appropriate measures to be implemented to ensure the safety of the demolition and preparation of the site for development
- Demolition of the existing tanks will be done according to all local, state and federal regulations
- The Hazardous Materials that do exist are petroleum-based sludge in the existing tanks that will be safely removed from the premises and safely disposed of per federal and state regulations
- Impacts: Less than significant

# [*Hazardous Materials*]

- Methane

- “After rough grading and prior to building construction and utility installation, a detailed methane soil gas investigation workplan shall be prepared...based on results, additional mitigation design may be necessary, including...vapor barriers and venting systems beneath buildings and confined spaces.” - EIR, p. 1-20

- Impact: Less than significant



[

*Noise*

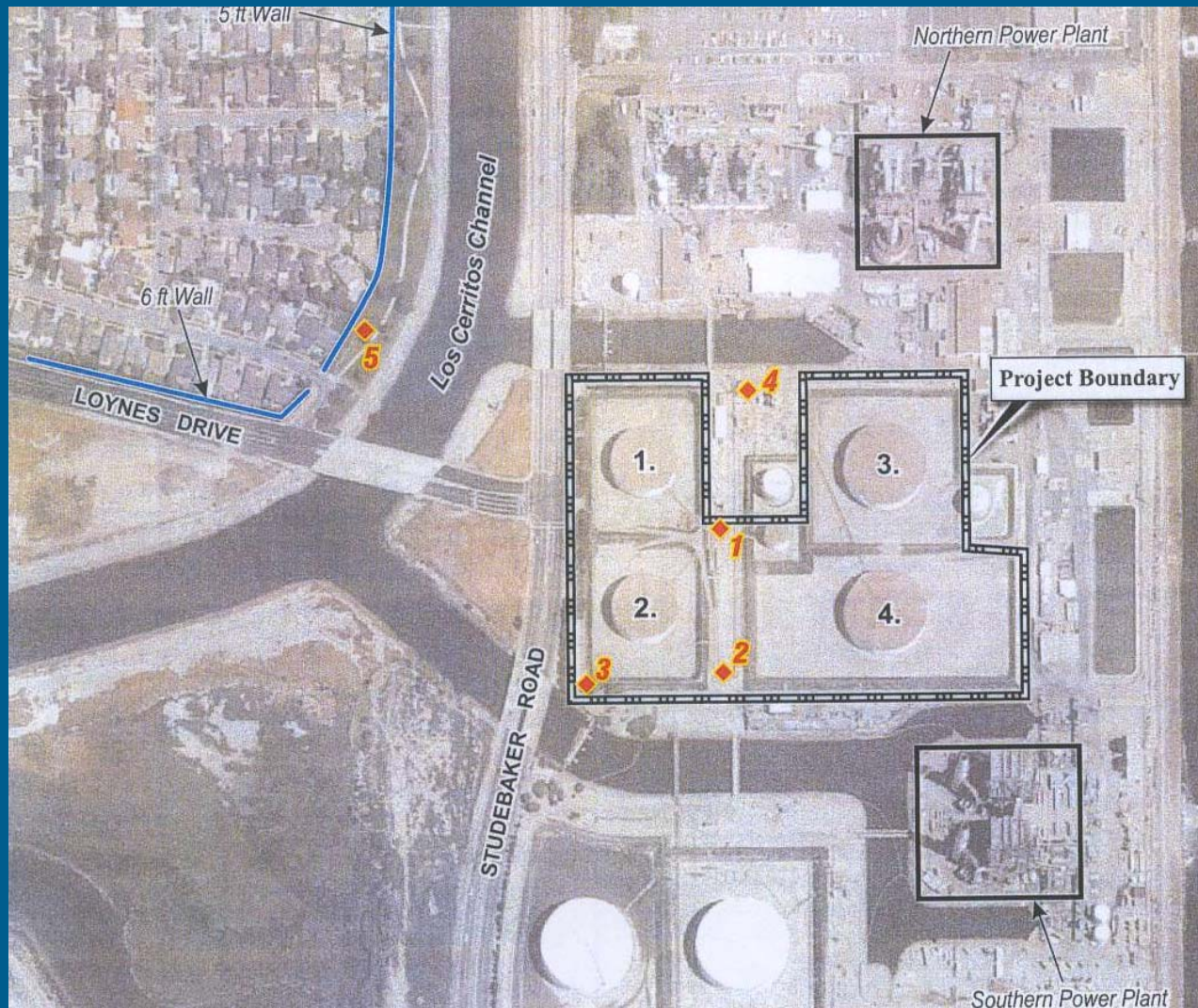
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# [*Noise*]

- Existing noise sources in the project area are transportation facilities and electrical generation plants
- Traffic on Studebaker and Loynes is the dominant source contributing to area ambient noise levels at the residences to the west

# [Noise]



# [*Noise*]

- Project noise levels are expected to be lower than traffic noise on Studebaker Road and lower than the nighttime city standard of 65 dBA – therefore, there is no significant impact related to the Home Depot Design Center operations
- Outdoor eating areas will include a six-foot Plexiglas wall between Studebaker Road and the project
- Construction activities will be limited to:
  - 7 a.m. to 7 p.m. Monday – Friday and on Federal Holidays
  - 9 a.m. to 6 p.m. on Saturdays
  - No construction is permitted on Sundays



# *Light & Glare*

# [ *Light & Glare* ]

- “Any potentially significant impacts from spill light and glare generated by the project are reduced to below a level of significance.” – EIR, p. 1-6
  - Parking lot poles will be designed with a reflector system to restrict light to the lower portion of the lighted area and turned off after business hours, with the exception of security lighting
- Impact: Less than significant





# *Biological Resources*

# *Biological Resources*

- Plants: No sensitive plant species or natural communities were observed at the project site or within Los Cerritos Channel (adjacent to the Loynes bridge) & none are expected to occur
- Wildlife: Burrowing owl surveys determined that burrowing owls are not expected to be year-round residents and are expected to be absent as a breeding bird
- Wildlife: No other sensitive wildlife species identified in the records search were observed at the project site & none are expected to occur

# *Biological Resources*

- Potential Jurisdictional Wetlands: no potential jurisdictional wetlands were identified at the project site or within the portion of the Los Cerritos Channel near the proposed sewer line
- Los Cerritos Wetlands: currently developed with industrial uses and separated from the Los Cerritos wetlands by a major arterial, no significant adverse impacts will result from sources such as traffic, light and noise – these sources already exists
- Impact: Less than significant

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*Land Use*

]

# [*Land Use*]

- “...retail uses in an industrial zone is intended to provide support services for industries and employees. In this way, the proposed project is consistent with the Strategic Plan (Long Beach 2010, the Citywide Strategic Plan) and will further the City’s effort to preserve and enhance industrial opportunities in the area.” - EIR, p. 4.8-25
- Impact: Less than significant